169.0	0007	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,400 / 668,400
					USE VALUE:	668,400 / 668,400
					ASSESSED:	668,400 / 668,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIKLIS MARIANNE
Owner 2:	TEEVEN JOHN F
Owner 3:	
Street 1:	33 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIKLIS MARIANNE -
Owner 2:	-
Street 1:	33 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1450 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	269,400		399,000	668,400
Total Card	0.115	269,400		399,000	668,400
Total Parcel	0.115	269,400		399,000	668,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.12 | /Parcel: 461.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112176

GIS Ref

GIS Ref

Insp Date 08/21/18

!13088!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,400	0	5,000.	399,000	668,400		Year end	12/23/2021
2021	101	FV	260,300	0	5,000.	399,000	659,300		Year End Roll	12/10/2020
2020	101	FV	260,300	0	5,000.	399,000	659,300	659,300	Year End Roll	12/18/2019
2019	101	FV	212,900	0	5,000.	399,000	611,900	611,900	Year End Roll	1/3/2019
2018	101	FV	214,700	0	5,000.	336,300	551,000	551,000	Year End Roll	12/20/2017
2017	101	FV	214,700	0	5,000.	307,800	522,500	522,500	Year End Roll	1/3/2017
2016	101	FV	214,700	0	5,000.	262,200	476,900	476,900	Year End	1/4/2016
2015	101	FV	201,700	0	5,000.	228,000	429,700	429,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:08:12

LAST REV

Date	Time
06/08/21	12:54:35
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIKLIS MARIANNE	48896-572		1/28/2007	Family	99	No	No		
KIKLIS MARIANNE	32086-410		12/1/2000	Family	262,000	No	No		
	7978-505		1/1/1901			No	No	N	

USER DEFINED

Prior Id # 1:	112176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2017	1294	Porch	5,000	C				
8/3/2017	994	Alterati	2,200	C				
11/12/2004	1176	Addition	25,000			G6	GR FY06	DORMER SHED AND GA
7/26/2003	627	New Wind	3,900					
1/8/2001	11	New Wind	2,500	C				WINDOWS AND SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
7/24/2016	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	197	PATRIOT
6/10/2005	Permit Visit	BR	B Rossignol
4/2/2001	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/14/1999	Measured	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	83009
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330941
Depreciation:	61555
Depreciated Total:	269386

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

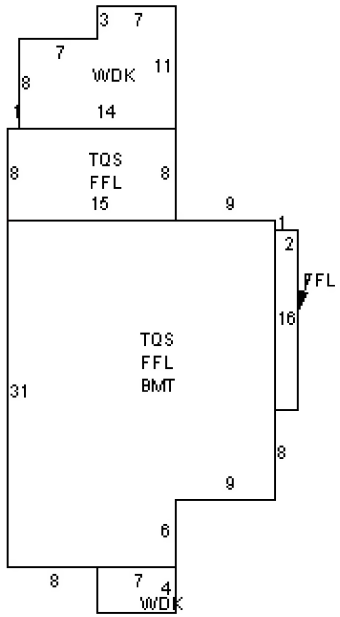
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	117.08
Final Total:	269400	Val/Su SzAd	185.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	842	148.490	125,024
BMT	Basement	690	44.550	30,736
TQS	3/4 Story	608	148.490	90,205
WDK	Deck	161	12.210	1,966

Net Sketched Area:	2,301	Total:	247,931
Size Ad	1449.5	Gross Area	2503	FinArea	1450
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

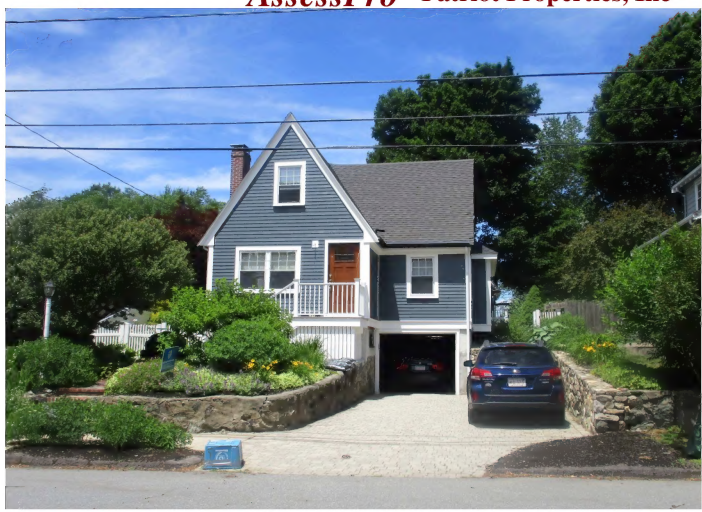
SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc